



Order Filed on September 22, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

**Caption in Compliance with
D.N.J.LBR 9004-1**

STEWART LEGAL GROUP, P.L.

Formed in the State of Florida

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*Attorney for Specialized Loan Servicing LLC as
servicing agent for Deutsche Bank National
Trust Company, as Trustee for Morgan Stanley
ABS Capital I Inc. Trust 2006-HE4, Mortgage
Pass-Through Certificates, Series 2006-HE4*

In re:

Suzette P. Campbell-Aviles

aka Suzette Campbell

Debtor.

Chapter 13

Case No. 18-23914-JNP

Hearing Date: September 22, 2020

Judge Jerrold N. Poslusny Jr.

**CONSENT ORDER RESOLVING MOTION
TO VACATE AUTOMATIC STAY AND CO-DEBTOR STAY**

The relief set forth on the following pages is hereby **ORDERED**.

DATED: September 22, 2020

A handwritten signature in dark ink, appearing to read "Jerrold N. Poslusny, Jr.", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

Debtor: Suzette P. Campbell-Aviles
Case No.: 18-23914-JNP
Caption of Order: **CONSENT ORDER RESOLVING MOTION TO VACATE
AUTOMATIC STAY AND CO-DEBTOR STAY**

THIS MATTER having been opened to the Court upon the Motion to Vacate Automatic Stay and Co-Debtor Stay (“Motion”) filed by Specialized Loan Servicing LLC as servicing agent for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 (“Creditor”), and whereas the post-petition arrearage was \$18,610.27 as of September 17, 2020, and whereas the Debtor and Creditor seek to resolve the Motion, it is **ORDERED**:

1. The Chapter 13 Trustee shall pay the post-petition arrearage above, \$18,610.27, to Creditor through the Chapter 13 Plan.

2. The automatic stay provided under 11 U.S.C. §362(a) shall remain in effect as to Creditor’s interest in the following property: **501 Jefferson Street, Riverside, New Jersey 08075** (“Property”) provided that the Debtor complies with the following:

- a. The Debtor shall resume making the regular contractual monthly payments directly to Creditor as each becomes due, beginning with the October 11, 2020 payment and continuing thereon per the terms of the underlying loan; and
- b. Remain current on all post-petition payment obligations, as well as all payments to be paid through the Chapter 13 Plan.

3. All payments due hereunder shall be sent directly to Creditor at the following address: Specialized Loan Servicing LLC, P.O. Box 636007, Littleton Colorado, 80163.

4. The Debtor will be in default under the Consent Order in the event that the Debtor fails to comply with the payment terms and conditions set forth in above paragraphs and/or if the Debtor fails to make any payment due to Creditor under the Chapter 13 Plan.

5. If the Debtor fails to cure the default within thirty (30) days from the date of default, Creditor may submit a Certificate of Default to the Court on fourteen (14) days' notice to counsel for Debtor and the Chapter 13 Trustee for an order lifting the automatic stay imposed under 11 U.S.C. § 362(a) and permitting Creditor to exercise any rights under the loan documents with respect to the Property.

6. Creditor is awarded reimbursement of attorney fees and costs in the amount of \$350.00 and \$181.00, respectfully to be paid through the Chapter 13 Plan.

STIPULATED AND AGREED:

/s/ Robert Braverman
Robert Braverman, Esq.
McDowell Law, PC
46 West Main Street
Maple Shade, NJ 08052
Counsel for Debtor

/s/ Gavin N. Stewart
Gavin N. Stewart, Esq.
Stewart Legal Group, P.L.
401 East Jackson Street, Suite 2340
Tampa, FL 33602
Counsel for Creditor

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Suzette P. Campbell-Aviles
DebtorCase No. 18-23914-JNP
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 22, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 24, 2020.

db +Suzette P. Campbell-Aviles, 501 Jefferson St., Riverside, NJ 08075-3005

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 24, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 22, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Deutsche Bank National Trust Company, as Trustee Et Al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Gavin Stewart on behalf of Creditor Specialized Loan Servicing LLC bk@stewartlegalgroup.com
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Rebecca Ann Solarz on behalf of Creditor Deutsche Bank National Trust Company, as Trustee Et Al... rsolarz@kmlawgroup.com
 Robert Braverman on behalf of Debtor Suzette P. Campbell-Aviles rbraverman@mcdowelllegal.com, tcuccuini@mcdowelllegal.com; lwood@mcdowelllegal.com; kgresh@mcdowelllegal.com; kbrocious@mcdowelllegal.com; djamison@mcdowelllegal.com; cgetz@mcdowelllegal.com; bravermanrr62202@notify.bestcase.com
 Thomas G. Egner on behalf of Debtor Suzette P. Campbell-Aviles tegner@mcdowelllegal.com, tcuccuini@mcdowelllegal.com; lwood@mcdowelllegal.com; kgresh@mcdowelllegal.com; kbrocious@mcdowelllegal.com; djamison@mcdowelllegal.com; cgetz@mcdowelllegal.com; egnertr62202@notify.bestcase.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8